

**PUBLIC NOTICE
VILLAGE OF SLEEPY HOLLOW**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Sleepy Hollow will hold a public hearing on Wednesday, October 21, 2015 at 8:00 p.m. in the Municipal Building, 28 Beekman Avenue, Sleepy Hollow, New York to hear and consider the application by Kersten Harries, requesting variances from Chapter 450 of the Village Zoning Code, to convert a two-family residence to a three family residence where the following variances are required:

1. Article VI, 450-34.B.: Application of regulations.
Adding to and altering an existing non-conforming building or lot.

Minimum lot width	50.0 ft.
Existing lot width	40.0 ft.

Minimum front yard set-back	20.0 ft.
Existing front yard set-back	14.2 ft.

Minimum one side yard set-back	5.0 ft.
Existing one side yard set-back	2.2 ft.

2. Article VI, 450-40.E(2)(b): Coverage and open space.
Location of accessory uses in residential districts.

Minimum side yard set-back required	3.0 ft.
Existing side yard set-back	1.0 ft.

Minimum rear yard set-back required	3.0 ft.
Existing rear yard set-back	1.5 ft.

3. Article VI, 450-41.E: Off-street parking and loading space.

Parking spaces required	7
Parking spaces existing	3

4. Article VII, 450-36.D.(1): Floor area regulations.

Maximum permitted floor area	2,300 sq. ft.
Proposed floor area	3,000 sq. ft.

The property involved in the application is located at 47 Depeyster Street, is situated in the R-5 zoning district and is shown on Town tax assessment maps as Section 115.11, Block 5, Lot 44. All people are invited to attend the hearing and will be heard.

By Order of the Zoning Board of Appeals
Village of Sleepy Hollow